

FLOOD HAZARD

THE INTERMEDIATE REGIONAL FLOOD (I.R.F.) AREAS SHOWN HEREON WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO. FULTON COUNTY DOES NOT, BY NOT APPROVING THIS PLAT, WARRANT THEIR ACCURACY, NOR IMPLY THAT LAND OUTSIDE THE AREAS OF FLOOD HAZARD SHOWN, WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, FULTON COUNTY DOES NOT, BY APPROVING THIS PLAT NOR ACCEPTING THE PUBLIC IMPROVEMENTS THEREIN, ASSUME MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSES. MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNER(S) OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL, THAT CONTAINS A FLOOD HAZARD AREA, IS REQUIRED TO SUBMIT A SITE PLAN TO FULTON COUNTY, PRIOR TO THE INTENTION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE I.R.F. WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY FULTON COUNTY, IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR STREAM MAINTENANCE. THE INTERMEDIATE REGIONAL FLOOD LEVELS THAT APPEAR ON THIS PLAT ARE PREDICTED ON THE CULVERTS HYDRAULIC CONTROLS AND STREAM REMAINING CLEAR OF OBSTRUCTION.

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS EXEMPTION PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MADE AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

[Signature]
ANNES K. BURKHALTER
GEORGIA R.L.S. NO. 2581

EXEMPTION PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS OF FULTON COUNTY, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE FULTON COUNTY ZONING RESOLUTIONS, CONDITIONS OF ZONING, AND THE 1982 FULTON COUNTY SUBDIVISION REGULATIONS AS AMENDED.

[Signature]
DIRECTOR, DEPARTMENT OF PUBLIC WORKS
5-31-01
DATE

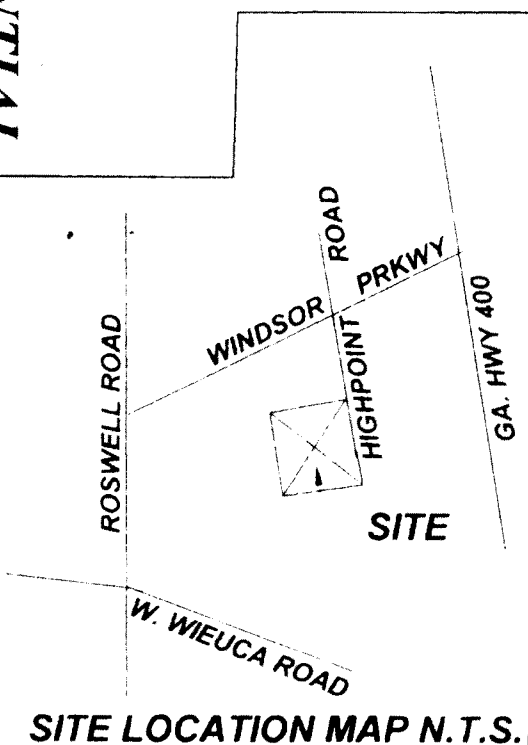
THE COMBINATION OR RECOMBINATION OF ALL OR PORTIONS OF LAWFUL PREVIOUSLY PLATTED LOTS, OR PARCELS EXISTING PRIOR TO SEPTEMBER 21, 1987, WHERE THE TOTAL NUMBER OF LOTS IS NOT INCREASED AND THE RESULTANT LOTS OR PARCELS ARE IN COMPLIANCE WITH THE FULTON COUNTY ZONING RESOLUTION, AS AMENDED. (3.2.25.1)

EXISTING WATER SERVICE PROVIDED BY CITY OF ATLANTA

EXISTING WASTEWATER SERVICE PROVIDED BY FULTON COUNTY

OWNER/SUBDIVIDER

DAVID WOODBERRY
CONTACT AT
1372 PEACHTREE STREET, NE
SUITE 107
ATLANTA, GEORGIA 30309
PH 404-233-1411



SITE LOCATION MAP N.T.S.

DRAINAGE

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASE FULTON COUNTY FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FLOODING FROM HIGH WATER OF NATURAL CREEK, RIVER OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATER COURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS. SAID DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGEMENT OF SAID DIRECTOR IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR A COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF FULTON COUNTY NOR AN ABRIGATION OF FULTON COUNTY'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OF THE LANDS THAT GENERATED THE CONDITIONS.

OWNERS ACKNOWLEDGEMENT

(STATE OF GEORGIA)
(COUNTY OF FULTON)
THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, DEDICATES TO FULTON COUNTY THE COMPLETE OWNERSHIP AND USE ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREETS	0.00 ACRES
PUBLIC DRAINAGE EASEMENTS	0.00 ACRES
PUBLIC SEWER EASEMENTS	0.101 ACRES
PUBLIC PARKS / OPEN SPACE	0.00 ACRES

DAVID WOODBERRY
OWNER/SUBDIVIDER OF RECORD
5-30-01
DATE

CERTIFICATION AS TO RECORDING

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 220 OF FULTON COUNTY RECORDS ON 5-31-01. CLERK, SUPERIOR COURT, FULTON COUNTY, GEORGIA

A PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR, REGISTERED IN THE STATE OF GEORGIA, SHALL PROVIDE A LOWEST FLOOR ELEVATION CERTIFICATE TO THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT (ONLY REQUIRED ALONG A SPECIAL FLOOD HAZARD AREA, FLOOD ZONE SHADED "X" AND ZONE "AE")

THE 100 YEAR INTERMEDIATE REGIONAL FLOOD (I.R.F.) CONTOURS SHOWN HEREON WERE LOCATED IN THE FIELD USING LAND SURVEYING TECHNIQUES.

THE LOWEST FLOOR ELEVATION (L.F.E.), MINIMUM FLOOR ELEVATION (M.F.E.) AND FINISHED FLOOR ELEVATIONS (F.F.E.) SHOWN HEREON INCLUDES A BASEMENT AND/OR ATTACHED GARAGE.

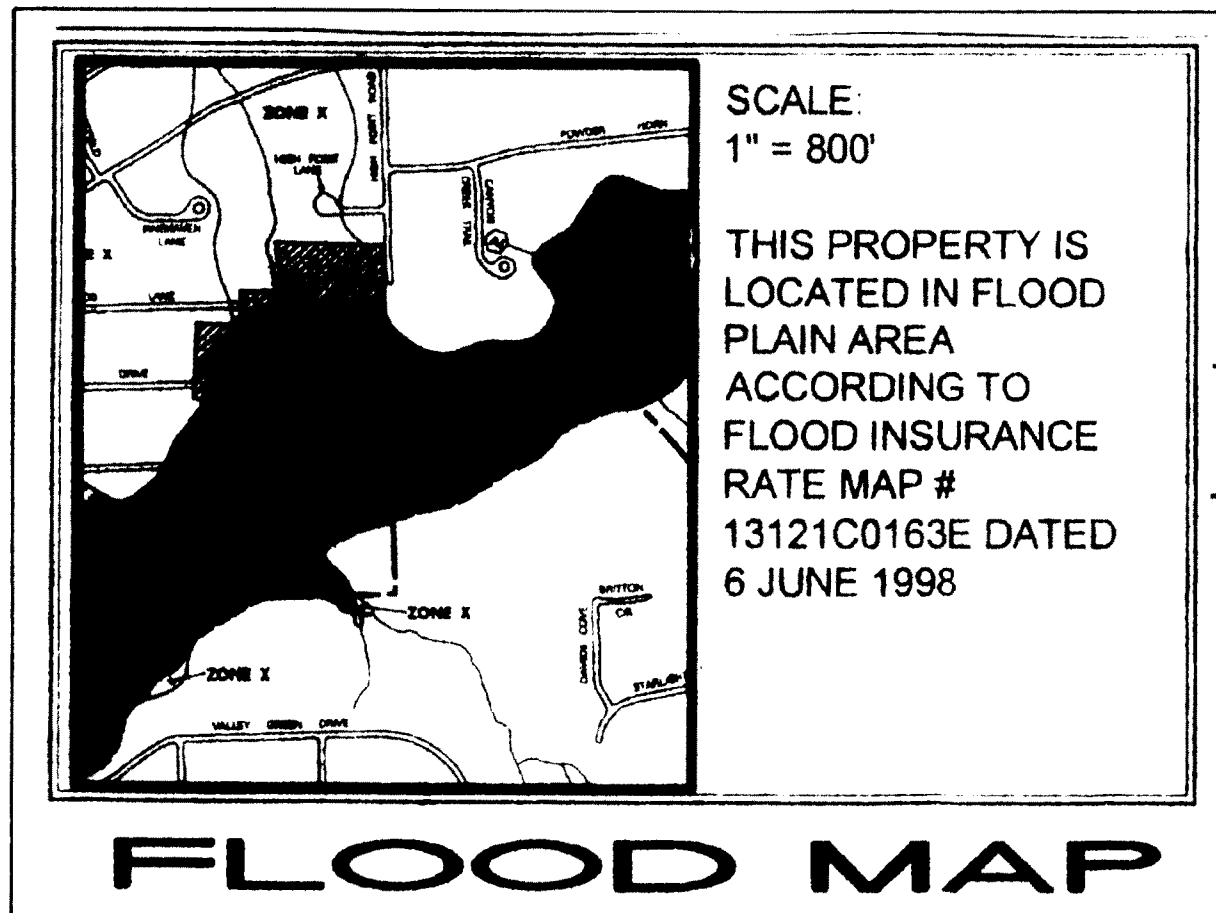
THE FLOOD PLAIN INDEMNIFICATION AGREEMENT FOR THIS PROJECT DATED 4-10-2001 IS RECORDED IN DEED BOOK 2199, PAGE 597, FULTON COUNTY RECORDS.

NO LOT SHALL HAVE LESS THAN 9,000 SQ. FT. ABOVE THE LEVEL OF THE INTERMEDIATE REGIONAL FLOOD CONTOUR ELEVATION (B.F.E.). (THE ABOVE AREA SHALL NOT BE LESS THAN 50% OF THE MINIMUM LOT AREAS, AS ESTABLISHED BY THE APPLICABLE ZONING DISTRICT REGULATIONS)

INDEMNIFICATION AGREEMENT FOR DRIVEWAYS CROSSING EASEMENTS

FULTON COUNTY PERSONNEL AND/OR AGENTS, SHALL HAVE FREE AND TOTAL ACCESS TO, ACROSS AND UNDER DRIVEWAYS, THAT WILL BE INSTALLED ON THESE RECORDED LOTS, FOR THE PURPOSES OF INSPECTION, REPAIR AND/OR CONSTRUCTION, AND SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, OR THE REPAIR OF IMPROVEMENTS WITHIN SAID EASEMENT.

THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED FULTON COUNTY ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:
0' TO 5' - NOT LESS THAN 3 TO 1 SLOPE
5' TO 10' DEPTH - NOT LESS THAN 2 TO 1 SLOPE



A PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD ZONE "B" AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 13121C0163E PANEL 163 OF 490 COVERING FULTON COUNTY, GEORGIA DATED 06/22/98.

THE BASE FLOOD (I.R.F.) ELEVATION SHOWN HEREON IS BASED ON THE FLOOD ELEVATION STUDY BY P.T. & B. ENGINEERING.

INFORMATION SHOWN HEREON REGARDING THE FLOODPLAIN IS BASED ON STUDY BY PT & B ENGINEERING AS DETERMINED BY LAND DISTURBANCE PERMIT #00-312.

SITE BENCHMARK USED FOR ELEVATION WAS F.E.M.A. MONUMENT #RM155 (BRASS CAP STAMPED DEKALB CO., GA. SURVEY MARKER NO. 70 IN TOP CORNER OF DOWNSTREAM SIDE OF BRIDGE ON EVERGREEN DRIVE OVER NANCY CREEK ELEVATION 861.30 N.G.V.D.)

FULTON COUNTY HEALTH DEPARTMENT

THIS SUBDIVISION, AS SHOWN, IS APPROVED UPON THE CONDITION THAT SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES ARE IN COMPLIANCE WITH ARTICLES C AND D, SEWAGE DISPOSAL AND DRINKING WATER SUPPLY OF THE FULTON COUNTY HEALTH DEPARTMENT REGULATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS BELOW.

WATER SUPPLY

☒ PUBLIC WATER SUPPLY
() INDIVIDUAL WATER SUPPLIES
SERVICE REQUIREMENTS - S/D TYPE
☒ TYPE "A"
() TYPE "B"

SEWAGE DISPOSAL

☒ PUBLIC SANITARY
() INDIVIDUAL ONSITE SEWAGE
SERVICE REQUIREMENTS - S/D TYPE
☒ TYPE "A" () TYPE "C"
() TYPE "B" () TYPE "D"

5.31.01
DATE

REVISION DATE

[Signature]
FULTON COUNTY HEALTH DEPARTMENT

FULTON COUNTY HEALTH DEPARTMENT

EXEMPTION PLAT FOR:

DAVID WOODBERRY

ARROW SURVEYING

2245 COUNTRY WALK
SNELLVILLE, GEORGIA 30039
PH. AND FAX 770-982-9900

SHEET 02 OF 02

REVISIONS:
05/20/01 ADDRESS COUNTY COMMENTS ADD 2ND SHEET

FOR NUMBER 98003/01/0053
SCALE: 1" = 100'
DATE: 05/31/01
DRAWN BY: KLB
CHECKED BY: KLB
CITY: ATLANTA
COUNTY: FULTON
STATE: GEORGIA
FIRM: ARROW SURVEYING

REVISIONS:
05/20/01: ADDRESS COUNTY
COMMENTS ADD 2ND SHEET

2245 COUNTRY WALK
SNELLVILLE, GEORGIA 30039
PH. AND FAX 770-982-9900